



CITY OF ATLANTA

KASIM REED
MAYOR


DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

JAMES SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Zoning Administrator 

SUBJECT: U-13-22 for 1050 White Street, S.W.

DATE: January 23, 2014

The applicant seeks a **Special Use Permit** for a **solid waste tire handling facility** pursuant to Section 16-16.005 (1) (o) of the Zoning Ordinance.

FINDINGS OF FACT

- **Property location:** The subject property fronts approximately 454 feet on the southwesterly side of White Street at the southwest intersection of White Street and Lawton Street. It is in the West End neighborhood of NPU-T, Council District 4.
- **Property size and physical features:** The subject property of 3.56 acres is developed with a one-story brick warehouse building that has two separate operations. The warehouse is constructed as two adjoining warehouses. The topography is relatively level throughout the parcel. Parking is located between the building and White Street.
- **Current/past use of the property:** Staff is unaware of any other use of the property than the existing warehouse.
- **Transportation system:** White Street is a collector and Lee Street east of the site is classified as an arterial. All other streets in the area are local residential streets. MARTA bus routes 68 and 81 service the area. The Southwest Atlanta BeltLine trail is directly across White Street from the property and a significant expansion of the BeltLine trail will be under way along Lawton and at the rear of the site in the near future.

PROPOSAL:

The applicant proposes to operate a solid waste tire handling facility at the 57,400 square foot warehouse and 2,600 square foot office portion of the larger warehouse (89,600 square feet). The primary business is collecting, sorting and distributing new and used tires. The sorting of these tires will occur on the docks outside of the warehouse. All new and reusable tires would be stored inside the warehouse with the non-reusable tires (waste tires) stored in enclosed trailers

until transported to a waste tire disposal facility. Waste tires are transported to State Certified Disposal Facilities on a daily basis.

- **Ingress and egress:** Ingress and egress to the site will continue from the gated entrance off of White Street. Clients, employees and emergency vehicles will access the property by this entrance as well.
- **Parking and loading:** 40 parking spaces for area of the warehouse are indicated on the survey filed with the application. The applicant states that service personnel, employees and clients will use the on-site parking spaces. The applicant further states 10 to 15 vehicles will travel to and from the facility daily and that 13 employees will work at the site.
- **Refuse and service areas:** Refuse will be collected in a dumpster and serviced by a private waste company.
- **Buffering and screening:** No modifications to the property are anticipated with regards to buffering and screening.
- **Hours and manner of operation:** The facility will operate Monday through Saturday from 7:00 a.m. until 6:30 a.m. On average two to three customers are anticipated to visit the facility on a daily basis. Products will be delivered to the site by box trucks, tractor trailers and semi-trucks. As stated above all new and reusable tires would be stored inside the warehouse with the non-reusable tires (waste tires) being stored in enclosed trailers on site until transported to a waste tire disposal facility. Sorting of tires will occur on the outside dock area of the warehouse. The applicant states the docks would be shielded from view of the street by various trucks parked in front of the docks.
- **Duration:** The applicant requests an indefinite duration.
- **Required yards and open space:** The applicant indicates all yards and open space requirements are met.
- **Tree Preservation and replacement:** No tree removal is proposed.

CONCLUSIONS:

- a) **Ingress and egress and proposed structure or uses thereon, with particular references to automotive and pedestrian safety and convenience, traffic flow and control, and emergency access:** Based on the fact that the subject property has operated as a warehouse facility for many years the ingress and egress appears to be adequate.
- b) **Off-street parking and loading:** The use for the 57,400 square feet of warehouse space requires 96 on-site parking spaces and the 2,600 office area requires 9 on-site parking spaces for a total requirement of 105 parking spaces. The site provides 38% of the required number of parking spaces. Loading areas are along the dock of the warehouse. Staff has concern about the potential conflict between vehicles entering and exiting the site and the number of

tracker trailers, semi's and box trucks that will also be entering and exiting the site. It is not clear that the available on-site parking will be adequate for the proposed operation.

- c) **Refuse and service areas:** The proposal to use a commercial waste handler should be sufficient.
- d) **Buffering and screening:** No additional buffering or screening appears to be necessary.
- e) **Hours and manner of operation:** The hours and days of operation appear reasonable. However, to allow the sorting of tires on the outside of the warehouse is unacceptable considering the proximity to the Atlanta BeltLine trail and trial extension. Staff is not in support of the special use permit to allow sorting outside of the warehouse as there is no way to ensure the loading docks, where the sorting is proposed to occur, would always be shielded from White Street by trucks or trailers. If the sorting occurs within the enclosed area of the warehouse no special use permit would be required.
- f) **Duration:** Should the special use permit be approved a limited duration is recommended.
- g) **Compatibility with policies related to tree preservation:** No trees are proposed to be removed from the site.
- h) **Required yards and open space:** Required yards and open space appear to be met.

STAFF RECOMMENDATION: DENIAL

cc: James Shelby, Commissioner, DPCD



CITY OF ATLANTA

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0301
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov


KASIM REED
MAYOR

JAMES SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Zoning Administrator 

SUBJECT: Z-13-45 for 454, 468 Chapel Street, S.W. and 105, 115 and 123 Haynes Street, S.W. and 429, 433, 437, 439, 441 and 447 Nelson Street, S.W. and 459 Tatnall Street, S.W.

DATE: January 23, 2014

An Ordinance to rezone from MRC-2-C (Mixed Residential Commercial-Conditional) District to MRC-2-C (Mixed Residential Commercial-Conditional) District for a change of conditions.

On January 8th the applicant submitted a request for a deferral in order to continue discussions with the Neighborhood and NPU. Staff is supportive of this request.

STAFF RECOMMENDATION: 90-DAY DEFERRAL-APRIL 2014

cc: James Shelby, Commissioner, DPCD



KASIM REED
MAYOR


CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 - ATLANTA, GEORGIA 30303
404-330-6145 - FAX: 404-658-7491
<http://www.atlantaga.gov/Government/Planning.aspx>

JAMES E. SHELBY
COMMISSIONER

CHARLETTA WILSON JACKS
DIRECTOR
Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Zoning Administrator 

SUBJECT: Z-13-52 for 1455 Fairmont Road, N.W., 1393 Ellsworth Industrial Boulevard, N.W.
and also known as Parcel Numbers 17-O188-0001-023 and 17-0188-0001-020 (now known as 17-0188-0001-024 and 17-0188-000-026)

DATE: January 23, 2014

The applicant seeks to rezone property from the PD-MU (Planned Development-Mixed Use) district to the MR-2 (Multi Residential) district to enable the development of 89 townhomes.

FINDINGS OF FACT

Staff is requesting a 60 day deferral to the March ZRB hearing to continue the evaluation of the proposal and its impact on existing conditions related to the current conditions of zoning and the original DRI Notice of Decision.

STAFF RECOMMENDATION: 60 DAY DEFERRAL-MARCH 2014

cc: James Shelby, Commissioner, DPCD



KASIM REED
MAYOR


CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303
404-330-6145 – FAX: 404-658-7491
<http://www.atlantaga.gov/Government/Planning.aspx>

JAMES E. SHELBY
COMMISSIONER

CHARLETTA WILSON JACKS
DIRECTOR
Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Zoning Administrator 

SUBJECT: Z-13-53 for 102, 108, 112, 118, 122, 128, 136, and 144 Moreland Avenue, 1117, 1121, 1125 and 1129 Seaboard Avenue, N.W. and 146, 150, 156, 158, 162, and 166 Brantley Street, N.E., and 1150 and 1154 Wade Street, N.E.,

DATE: January 23, 2014

The applicant seeks to rezone from the R-5/BeltLine Overlay District (Two-Family Residential and BeltLine Overlay) Districts to the MRC-3/BeltLine Overlay District (Mixed Residential Commercial/BeltLine Overlay) District for property located at **102, 108, 112, 118, 122, 128, 136, and 144 Moreland Avenue, 1117, 1121, 1125 and 1129 Seaboard Avenue, N.W. and 146, 150, 156, 158, 162, and 166 Brantley Street, N.E., and 1150 and 1154 Wade Street, N.E.**

STAFF RECOMMENDATION: 30 DAY DEFERRAL-FEBRUARY 2014

cc: James Shelby, Commissioner, DPCD



CITY OF ATLANTA

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov


KASIM REED
MAYOR

JAMES SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Zoning Administrator 

SUBJECT: Z-13-32 for 4362 Wieuca Road, NE

DATE: January 23, 2014

The applicant seeks a rezoning of the property, from **R-3** to **PD-H**, in view of a new development composed of 5 single-family detached dwellings for the property located at **4362 Wieuca Road, NE**.

Due to the site plan not being complete, Staff has recommended a 30 days deferral in order to allow the applicant additional time to revise the site plan to address Staff comments, before disposition on the rezoning request.

STAFF RECOMMENDATION: 30 DAY DEFERRAL – FEBRUARY 2014

cc: James Shelby, Commissioner, DPCD



CITY OF ATLANTA

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 - ATLANTA, GEORGIA 30303-0301
404-330-6145 - FAX: 404-658-7491
www.atlantaga.gov


KASIM REED
MAYOR

JAMES SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Zoning Administrator 

SUBJECT: Z-13-35 for 2140 Peachtree Road, N.W. (a portion of)

DATE: January 23, 2014

An Ordinance to rezone from the C-3-C/BL(Commercial-Residential-Conditional/Beltline Overlay) District to the C-3-C/BL(Commercial-Residential-Conditional/Beltline Overlay) District for the purposes of a site plan amendment.

On January 7th the applicant submitted a request for a deferral in order to continue discussions with the Neighborhood and NPU. Staff is supportive of this request.

STAFF RECOMMENDATION: 30-DAY DEFERRAL-FEBRUARY 2014

cc: James Shelby, Commissioner, DPCD



KASIM REED
MAYOR


CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303
404-330-6145 – FAX: 404-658-7491
<http://www.atlantaga.gov/Government/Planning.aspx>

JAMES E. SHELBY
COMMISSIONER

CHARLETTA WILSON JACKS
DIRECTOR
Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Zoning Administrator 

SUBJECT: Z-13-44 for 720 Donald Lee Hollowell Parkway, N.W.,

DATE: January 23, 2014

The applicant seeks to rezone from the An Ordinance to rezone from the I-1 (Light Industrial) and R-4A (Single Family Residential) to the C-2 (Commercial Service) District for property located at **720 Donald Lee Hollowell Parkway, N.W.**

STAFF RECOMMENDATION: 30 DAY DEFERRAL-FEBRUARY 2014

cc: James Shelby, Commissioner, DPCD